

CITY OF MILFORD  
REGULAR MEETING  
NOVEMBER 7, 2017  
MINUTES

A regular meeting of the Mayor and Council of the City of Milford, Nebraska was held at the Sr. Center Building in said City on the 7th day of November 2017 at 7:00 pm. Present were: Mayor Nick Glanzer; Council members: Jeff Baker, Scott Bashore, Patrick Kelley, Dan Kral; Attorney Krista Carlson; Maintenance Supt. Gary TeSelle and City Clerk Jeanne Hoggins. Also present: County Commissioner Gene Gausman, Kendall Hoggins, Dean Bruha and Emily Hemphill with the press.

Notice of the meeting was given in advance thereof by publishing in the Milford Times; a designated method for giving notice, as shown by the Affidavit of Publication attached to these minutes. Notice of the meeting was given to the Mayor and all members of the Council and a copy of their acknowledgement of receipt of notice and the agenda is attached to these minutes. Availability of the agenda was communicated in the advance notice and in the notice to the Mayor and Council of this meeting. All proceedings hereafter shown were taken while the convened meeting was open to the attendance of the public.

**CALL TO ORDER:** Mayor Nick Glanzer called the meeting to order at 7:01 pm. and publicly stated to all in attendance that a current copy of the Nebraska Open Meetings Act is available for review and is posted on the east wall at the Sr. Center.

**MINUTES:** A motion was made by Baker and seconded by Kral to approve the minutes of the October 3, 2017 meeting. Roll call vote: Baker yes, Kral yes, Bashore yes, Kelley yes. Motion carried.

A motion was made by Bashore and seconded by Kelley to approve the minutes of the October 18, 2017 meeting. Roll call vote: Bashore yes, Kelley yes, Baker yes, Kral yes. Motion carried.

**PAYMENT OF BILLS:** A motion was made by Kelley and seconded by Kral that the following accounts payable bills in the amount of \$162,408.91; payroll in the amount of \$39,008.10; totaling \$201,417.01 approved by the Auditing Committee be approved for payment. Roll call vote: Kelley yes, Kral yes, Baker yes, Bashore yes. Motion carried.

**SALARIES:**

63812	Mark Frey	402.01
63813	Forrest Siebken	1448.15
63814	Kendall Hoggins	1240.02
63815	Mavis Ferris	101.81

63816	Jeanne Hoggins	1192.89
63817	Gary TeSelle	1006.41
63818	Robert Hull	915.38
63819	George Matzen	802.62
63820	Craig Corder	36.94
63821	Kyle Hoggins	66.50
63822	Erica Pallas	882.80
63823	Craig Carritt	14.54
63824	Jason Brownell	834.66
63825	Lewis Barker	1362.92
63826	Travis Fougeron	922.27
63827	Kyhana Barnes	155.60
63828	Amy Salistean	787.33
63829	Violet Stutzman	501.51
63830	Matthew Taylor	657.76
63831	Cathleen Fosler	416.96
63832	Liliana Alaniz	115.96
63844	Mark Frey	683.13
63845	Forrest Siebken	1448.15
63846	Kendall Hoggins	1272.29
63847	Mavis Ferris	93.50
63848	Jeanne Hoggins	1192.89
63849	Gary TeSelle	1206.41
63850	Robert Hull	935.16
63851	George Matzen	802.62
63852	Kyle Hoggins	66.50
63853	Erica Pallas	882.80
63854	Craig Carritt	12.46
63855	Jason Brownell	391.53
63856	Lewis Barker	1531.27
63857	Travis Fougeron	975.16
63858	Kyhana Barnes	112.35
63859	Amy Salistean	897.46
63860	Violet Stutzman	323.19
63861	Matthew Taylor	736.35
63862	Cathleen Fosler	450.90
63863	Liliana Alaniz	114.15
63864	Bonnie Meints	327.69
63868	Jefferey Baker	138.52
63869	Dan Kral	138.52
63870	Scott Bashore	138.52

63871	Patrick Kelley	138.52
63872	Nicholas Glanzer	184.70

**GENERAL FUND:**

63769	KATHY MODEROW	UB Deposit Refund	\$13.92
63770	STEVE & KELLY KOLB	UB Deposit Refund	\$75.00
63771	RAY & JANELLE SCHNEIDER	UB Deposit Refund	\$27.72
63772	TANNER WINBERG	UB Deposit Refund	\$12.43
63773	U.S.POSTMASTER	UTILITY BILLING POSTAGE	\$288.56
63774	BLACK HILLS ENERGY	SERVICE FOR SEPT	\$162.80
63775	BOB'S AUTOMOTIVE	MOUNT&BALANCE,DISPOSAL,VALVE	\$102.00
63776	CAMPBELL CLEANING&RESTORATION	BASIC SERVICE SPECIAL	\$19.99
63777	CANON SOLUTIONS AMERICA	MAINT BASE & COPIES	\$182.04
63778	PETTY CASH	POSTAGE	\$51.68
		PRE-EMPLOYMENT DRUG	
63779	COMPANY CARE	SCREENING	\$117.00
63780	CULLIGAN WATER CONDITIONING	B/W, COOLER RENT	\$119.30
63781	DIGITAL ALLY, INC	CAMERA CLIP	\$14.00
		ENVELOPE	
63782	EAKES OFFICE SOLUTIONS	MOISTENER,ADDINGMACHI	\$299.51
63783	FARMERS COOPERATIVE	FUEL	\$770.25
63784	FORREST SIEBKEN	POAN REIMBURSEMENT	\$448.40
63785	FYR-TEK	UNIT 30 PUMP REPAIRS	\$700.15
63786	TRIMARK HOCKENBERGS LINCOLN	DE-LIMER	\$23.50
63787	IIMC	MEMBERSHIP- JEANNE & ERICA	\$260.00
63788	JATHAN SALTZMAN	REFUND YOUTH BBALL REG	\$30.00
63789	JOHN DEERE FINANCIAL	GATOR PARTS	\$50.64
63790	MID AMERICA RECYCLING	JULY & SEPT RECYCLING FEE	\$92.75
63791	MIDWEST AUTO PARTS	WEED SPRAYER	\$111.25
63792	MILFORD A/C & APPLIANCE, INC.	FILTERS	\$83.20
63793	MILFORD VALU RITE PHARMACY	ALBUTEROL	\$3.00
63794	NATIONWIDE	BOND RENEWAL JEANNE	\$175.00
63795	NE MUNICIPAL CLERKS' ASSOC	MEMBERSHIP DUES	\$70.00
63796	NEBRASKA PUBLIC POWER DISTRICT	SERVICE FOR SEPT	\$5,227.95
63797	ONE CALL CONCEPTS	15-ONE CALLS	\$15.54
63798	OSWALD ELECTRIC	MOTOR WIRE RES.	\$96.00
63799	CHIEF TIM LORDINO. PCAN TREAS.	ANNUAL MEMBERSHIP	\$30.00
63800	PHYSIO-CONTROL, INC.	ANNUAL MAINTENANCE AGREEMENT	\$375.96
63801	POLICE OFFICERS' ASSOC OF NE	2017-LAW HAND BOOKS	\$43.75
63802	REDIGER AUTOMOTIVE	LABOR CHARGE ON BATTERY REPLAC	\$20.33
63803	SEND	MEMBERSHIP DUES	\$1,777.00
63804	SEWARD COUNTY INDEPENDENT	LEGALS, MIN, ORDINANCES	\$292.61
63805	SHELL FLEET PLUS	FUEL	\$156.82
63806	SUNRISE COUNTRY MANOR	MEALS FOR SEPT	\$1,023.75
63807	TCA OUTDOOR POWER	MOWER COIL	\$63.99
63808	URIBE REFUSE SERVICES, IN	TRASH	\$144.02
63809	VERIZON WIRELESS	CELL PHONE & JET PACKS	\$118.90

63810	VERIZON WIRELESS-P	POLICE CELL PHONE	\$124.64
63811	WOLFE, SNOWDEN,HURD,LUERS, &	LEAGAL SERVICE FOR SEPTEMBER	\$1,226.75
63833	RETIREMENT PLANS DIVISION	PENSION-133011	\$1,848.48
63834	NE CHILD SUPPORT PAYMENT CNTR	CHILD SUPPORT	\$245.31
63835	UNION BANK	HSA	\$1,013.50
63836	AFLAC	SUPPLEMENTAL INSURANCE	\$384.99
63837	BLUE CROSS & BLUE SHIELD	HEALTH INSURANCE NOVE 2017	\$9,092.18
63838	DEARBORN NATIONAL LIFE INS CO	LIFE INSURANCE	\$116.96
63839	ERICA PALLAS	MILEAGE TO PLAY IT AGAIN SPORT	\$28.89
63840	SHELL FLEET PLUS	FUEL EXPENSE	\$524.90
63841	SHELL FLEET PLUS	CAR GAS	\$51.20
63842	TOYNE, INC.	NEW FIRE TRUCK CHASIS	\$87,566.00
63843	VERIZON WIRELESS	WELL CONTROL MONITOR	\$40.01
63865	RETIREMENT PLANS DIVISION	PENSION-133011	\$1,848.48
63866	NE CHILD SUPPORT PAYMENT CNTR	CHILD SUPPORT	\$245.31
63867	UNION BANK	HSA	\$1,013.50
63873	JAMES CANTRELL	UB Deposit Refund	\$75.00
63874	GLORIA CELEDON	UB Deposit Refund	\$47.69
63875	SHAWN O'DONNELL	UB Deposit Refund	\$75.00
63876	CHRISTINA SCHUMANN	UB Deposit Refund	\$53.38
63877	NICHOLAS TELLIER	UB Deposit Refund	\$59.31
63878	SHAWN O'DONNELL	Credit balance left on WA/SW Acct.	\$11.37
63879	U.S.POSTMASTER	UTILITY BILLING POSTAGE	\$197.95
63880	ABANTE MARKETING	BASKETBALL T-SHIRTS	\$481.50
63881	ALOHA ROTH	2-SHEET CAKES	\$40.00
63882	ARAMARK	PANTS & RAGS	\$336.60
63883	BAKER & TAYLOR	BOOKS	\$244.37
63884	BIBLIONIX	AUTOMATION	\$1,318.30
63885	BOB BOSHART	HOTEL ROOM & MEALS	\$245.74
63886	BSN SPORTS INC	REFEREE SHIRTS	\$39.98
63887	CARD SERVICE CENTER	BASKETBALLS,SOCCERPAINT,SHIRTS	\$604.12
63888	CASH-WA DISTRIBUTING	BACON BITS & POTATOES	\$89.92
63889	PETTY CASH	PLEDGE	\$5.99
63890	DATA TECHNOLOGIES, INC.	LICENSE & SUPPORT FEE	\$4,742.89
63891	DEMCO, INC	PROCESSING SUPPLIES	\$323.24
63892	DESIREE COMO	REFUND B-BALL, BROKEN ARM	\$30.00
63893	EMC	INSURANCE	\$4,830.00
63894	GRAHAM TIRE LIN. NORTH	NEW TIRES FOR SHUTTLE CAR	\$307.04
63895	HAWKINS INC.	WATER TREATMENT CHEMICALS	\$2,284.60
63896	JOHNSON SERVICE COMPANY	3RD & AST MANHOLE REPAIR	\$6,045.00
63897	JUNIOR LIBRARY GUILD	BOOKS	\$443.30
63898	MILFORD PLUMBING INC.	SINK REPAIRS UPTOWN BATHROOM	\$486.26
63899	MILFORD SCHOOL DIST. #5	PARKING FINES	\$101.00
63900	MPLC	MOTION PICTURE LICENSING	\$325.00
63901	MUNICIPAL SUPPLY, INC.	WATER LINE REPAIR SUPPLIES	\$403.50
63902	NEBRASKA PUBLIC HEALTH	WATER TESTING	\$60.00

63903	NEBRASKA PUBLIC POWER DISTRICT	SERVICE FOR OCTOBER	\$1,915.94
63904	CARD SERVICES	SPRAYER PARTS	\$4.47
63905	PAC-N-SAVE MILFORD	MEAL-POTATO BAKE	\$137.77
63906	CHIEF TIM LORDINO. PCAN TREAS.	ANNUAL MEMBERSHIP	\$30.00
63907	PIZZA KITCHEN	BIRTHDAY MEAL	\$177.50
63908	POLICE OFFICERS' ASSOC OF NE	ANNUAL MEMBERSHIP DUES	\$30.00
63909	SOUTHEAST COMMUNITY COLLEGE	LADDER TRUCK REPAIRS	\$174.96
63910	SEWARD COUNTY CHAMBER AND	MEMBERSHIP AGREEMENT	\$11,500.00
63911	SPORTS EXPRESS	MAINTENANCE SHIRTS	\$474.60
63912	TASTE OF HOME	COOKBOOK	\$32.98
63913	TERRACON	MOLD INSPECTION & TESTING SERV	\$720.00
63914	GARY TESELLE	GARY TESELLE ACCT#5562939	\$438.10
63915	UNION BANK & TRUST COMPANY	3RD QUARTER HSA FEES	\$38.00
63916	WALMART COMMUNITY BRC	GROCERIES	\$220.14
63917	ZITO MEDIA	DIGITAL ADAPTER	\$13.09
2085051	IRS-FEDERAL WITHHOLDINGS	FED/FICA TAX	\$4,334.01
2085052	NE DEPT OF REVENUE	STATE TAX	\$519.87
2085053	IRS-FEDERAL WITHHOLDINGS	FED/FICA TAX	\$4,436.91
2085054	NE DEPT OF REVENUE	STATE TAX	\$535.09
2085055	IRS-FEDERAL WITHHOLDINGS	FED/FICA TAX	\$122.44
	NE DEPT OF REVENUE	OCTOBER SALES TAX	\$2,237.90
	POLICE EQUITABLE SHARING		\$873.60
		SAFE DEPOSIT BOX	\$20.00
	PAYROLL CHECKS ON 10/16/2017		\$13,865.04
	PAYROLL CHECKS ON 10/30/2017		\$14,455.96
	PAYROLL CHECKS ON 11/01/2017		\$738.78
			\$
	**** PAID TOTAL ****		201,417.01
			\$
	***** REPORT TOTAL *****		201,417.01

**REPORTS OF OFFICERS, BOARDS AND COMMITTEES:** Written reports received: Milford Aging Services Commission minutes from October 24, 2017; Community Betterment Committee minutes from October 24, 2017; Police Dept. activity report for September and October 2017; Website overview for October 2017. Kelley – Basketball Skills and Drills program is going great. We are utilizing both the High School south gym for 1-3 graders and the SCC gym for 4-6 graders. Baseball registration will begin in January. Bashore – Construction permit has been issued for the Water project. TeSelle – flushing hydrants next week. Kral – 17 rescue calls for October; 15 in Milford, 1 with P.D. and 1 with Seward. 2 fire calls. TeSelle – Matt Taylor resigned Monday. Trees within the community have all been trimmed. Siebken – Mr. Long will start on 11/13/17. Regarding the relocation of City Hall staff, we are working on connectivity, work stations and phone service. Baker – things are going well at the Sr. Center, Amy is

doing a good job. County Commissioner Gene Gausman reported on Sunrise Road and the timeline of getting it repaired.

Heath Yeackley arrived.

**COMMUNICATIONS:** \*Sales tax received for the month of August 2017 in the amount of \$15,167.24. \*Rate Increase notice from Zito Media. \*Invitation to NPPD Luncheon on November 28, 2017 at Pizza Kitchen.

**NEW BUSINESS:**

**Introduction and Adoption of Ordinances: Adopt the 2012 version of the International Building Codes:** A motion was made by Baker and second by Kral to introduce the following ordinance:

ORDINANCE NO. 917

AN ORDINANCE TO ADOPT THE INTERNATIONAL BUILDING CODE, 2012 EDITION, REGULATING AND GOVERNING THE CONDITIONS AND MAINTENANCE OF ALL PROPERTY, BUILDINGS AND STRUCTURES; BY PROVIDING THE STANDARDS FOR SUPPLIED UTILITIES AND FACILITIES AND OTHER PHYSICAL THINGS AND CONDITIONS ESSENTIAL TO ENSURE THAT STRUCTURES ARE SAFE, SANITARY AND FIT FOR OCCUPATION AND USE; AND THE CONDEMNATION OF BUILDINGS AND STRUCTURES UNFIT FOR HUMAN OCCUPANCY AND USE AND THE DEMOLITION OF SUCH STRUCTURES IN THE CITY OF MILFORD, NEBRASKA AND ITS ZONING JURISDICTION; PROVIDING FOR THE ISSUANCE OF PERMITS AND COLLECTION OF FEES THEREFOR; REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HEREWITH, AND PRESCRIBING THE TIME THIS ORDINANCE SHALL BE IN FORCE AND TAKE EFFECT. (See Ordinance Record)

A motion was made by Kelley and second by Bashore to introduce the following ordinance:

ORDINANCE NO. 918

AN ORDINANCE TO ADOPT THE INTERNATIONAL RESIDENTIAL CODE, 2012 EDITION, REGULATING AND GOVERNING CONSTRUCTION, ALTERATION, MOVEMENT, ENLARGEMENT, REPLACEMENT, REPAIR, EQUIPMENT, LOCATION, REMOVAL AND DEMOLITION OF DETACHED ONE AND TWO FAMILY DWELLINGS AND MULTIPLE SINGLE FAMILY DWELLINGS (TOWNHOUSES) NOR MORE THAN 3 STORIES IN HEIGHT WITH SEPARATE MEANS OF EGRESS IN THE MUNICIPAL ZONING JURISDICTION; PROVIDING FOR THE ISSUANCE OF PERMITS AND COLLECTION OF FEES; REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HEREWITH INCLUDING SECTION 9-701, AND PRESCRIBING THE TIME THIS ORDINANCE SHALL BE IN FORCE AND TAKE EFFECT. (See Ordinance Record)

A motion was made by Bashore and second by Kelley to introduce the following ordinance:

ORDINANCE NO. 919

AN ORDINANCE TO ADOPT THE INTERNATIONAL EXISTING BUILDING CODE, 2012 EDITION, REGULATING AND GOVERNING THE REPAIR, ALTERATION, CHANGE OF OCCUPANCY, ADDITION, AND RELOCATION OF EXISTING BUILDINGS, INCLUDING HISTORIC BUILDINGS, IN THE CITY OF MILFORD, NEBRASKA AND ITS ZONING JURISDICTION; PROVIDING FOR THE ISSUANCE OF PERMITS AND COLLECTION OF FEES THEREFOR; REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HEREWITH, AND PRESCRIBING THE TIME THIS ORDINANCE SHALL BE IN FORCE AND TAKE EFFECT. (See Ordinance Record)

A motion was made by Kral and second by Kelley to introduce the following ordinance:

ORDINANCE NO. 920

AN ORDINANCE TO ADOPT THE INTERNATIONAL FUEL GAS CODE, 2012 EDITION, REGULATING AND GOVERNING THE DESIGN AND INSTALLATION OF FUEL GAS SYSTEMS AND GAS-FIRED APPLIANCES THROUGH REQUIREMENTS THAT EMPHASIZE PERFORMANCE AND REGULATIONS; IN THE CITY OF MILFORD, NEBRASKA, AND ITS ZONING JURISDICTION; PROVIDING FOR THE ISSUANCE OF PERMITS AND COLLECTION OF FEES THEREFOR; REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HERewith INCLUDING SECTION 9-1001, AND PRESCRIBING THE TIME THIS ORDINANCE SHALL BE IN FORCE AND TAKE EFFECT. (See Ordinance Record)

A motion was made by Bashore and second by Kelley to introduce the following ordinance:

ORDINANCE NO. 921

AN ORDINANCE TO ADOPT THE INTERNATIONAL MECHANICAL CODE, 2012 EDITION, REGULATING AND GOVERNING THE DESIGN, CONSTRUCTION, QUALITY OF MATERIALS, ERECTION, INSTALLATION, ALTERATION, REPAIR, LOCATION, RELOCATION, REPLACEMENT, ADDITION TO, USE OR MAINTENANCE OF MECHANICAL SYSTEMS IN THE CITY OF MILFORD AND ITS ZONING JURISDICTION; PROVIDING FOR THE ISSUANCE OF PERMITS AND COLLECTION OF FEES THEREFORE; REPEALING ALL ORDINANCES IN CONFLICT HERewith INCLUDING SECTION 9-801, AND PRESCRIBING THE TIME THIS ORDINANCE SHALL BE IN FORCE AND TAKE EFFECT. (See Ordinance Record)

A motion was made by Baker and second by Kral to introduce the following ordinance:

ORDINANCE NO. 922

AN ORDINANCE TO ADOPT THE INTERNATIONAL PLUMBING CODE, 2012 EDITION, REGULATING AND GOVERNING THE DESIGN, CONSTRUCTION, QUALITY OF MATERIALS, ERECTION, INSTALLATION, ALTERATION, REPAIR, LOCATION, RELOCATION, REPLACEMENT, ADDITION TO, USE OR MAINTENANCE OF PLUMBING SYSTEMS IN THE CITY OF MILFORD AND ITS ZONING JURISDICTION; PROVIDING FOR THE ISSUANCE OF PERMITS AND COLLECTION OF FEES THEREFORE; REPEALING ALL PROVISIONS IN CONFLICT HERewith INCLUDING SECTION 9-401, AND PRESCRIBING THE TIME THIS ORDINANCE SHALL BE IN FORCE AND TAKE EFFECT. (See Ordinance Record)

**Discuss/Action – Authorize JEO to advertise and bid for water project:**

Dane Simonsen with JEO has been working with the State of NE to review the design and with all modifications to a water system you must obtain a construction permit from HHS. The construction permit has been received.

A motion was made by Bashore and second by Kral to authorize JEO to advertise and bid for the water project. Roll call vote: Bashore yes, Kral yes, Baker yes, Kelley yes. Motion carried.

**Discuss/Action – Authorize Mayor’s signature on agreement with JEO for Engineering Services to install diving board at Swimming Pool:**

Item tabled to the December meeting.

**Hire Police Officer and set wage:** Chief Siebken asked the Council’s permission to hire Andrew Carrico. He is a certified officer thru the State of

NE and brings some experience to the Dept. He went thru the Omaha Police Division Academy. A motion was made by Baker and second by Kral to hire Andrew Carrico for the position of Police Officer and set the wage at \$18.00 per hour. Roll call vote: Baker yes, Kral yes, Bashore yes, Kelley yes. Motion carried.

**Introduction and Adoption of Ordinance – Amend Ordinance #905 – Changes to the Fee Schedule:** Due to changes in ballfield rental the fee schedule needs to be updated. Hoggins also asked the Council to consider a fee for local firework sales and increase in dog and cat licensing. A motion was made by Kral and second by Bashore to approve \$75.00 per field/per day as recommended by the Recreation Board. Roll call vote: Kral yes, Bashore yes, Baker yes, Kelley yes. Motion carried. A motion was made by Bashore and second by Kral to increase the dog & cat licensing by \$2.00 for both categories of animal licensing fee. Roll call vote: Bashore yes, Kral yes, Baker yes, Kelley yes. Motion carried. A motion was made by Bashore and second by Kral to set the fee at \$100.00 for the sale of fireworks. Roll call vote: Bashore yes, Kral yes, Baker yes, Kelley yes. Motion carried. Councilmember Kelley introduced the amendment of ordinance #905 second by Kral.

ORDINANCE NO. 905  
MASTER FEE SCHEDULE

AN AMENDED ORDINANCE TO ESTABLISH THE AMOUNT OF CERTAIN FEES AND TAXES CHARGED BY THE CITY OF MILFORD, NE FOR VARIOUS SERVICES INCLUDING BUT NOT LIMITED TO: BUILDING PERMIT FEES, ZONING FEES, OCCUPATION TAX, PUBLIC RECORDS, RESPONSE TO CODE VIOLATIONS & OTHER INCIDENTS, RECREATION, ANNUAL FEES & LICENSES; OF THE CITY OF MILFORD AND TO PROVIDE THE EFFECTIVE DATE HEREOF, AND ORDERING THE PUBLICATION OF THE ORDINANCE IN PAMPHLET FORM. (See Ordinance Record)

**Discuss/Action – Fund request of \$250,000.00 from the Community Betterment Committee account to apply towards the construction of a new municipal building:** Mayor Glanzer, Clerk Hoggins and Chief of Police Siebken approached the Betterment Committee about utilizing \$250,000 for the purposes of reducing the bond for the city municipal building. A lot of very good discussion was held and it was a unanimous decision to use \$250,000.00 toward the construction of a new municipal building. Everyone was supportive of the use of these funds. This is the recommendation from the Committee to the Council. A motion was made by Kral and second by Kelley to approve the recommendation to the Council. Roll call vote: Kral yes, Kelley yes, Baker yes, Bashore yes. Motion carried.

**Discuss/Action – Maximum principal amount of bond funds for new Municipal Building:** Mayor Glanzer stated \$250,000.00 will be used from the Community Betterment Fund and \$300,000.00 from the unrestricted

funds to go towards the project. The total estimated construction cost is \$1,218,150.00 leaving \$668,150.00 to be funded by a bond. Mayor Glanzer suggested setting the maximum bond amount at \$700,000.00. Councilmen Kelley thought that \$700,000.00 may be cutting it too close by the time furnishings are purchased for the building. Kelley suggested setting the maximum principal amount at \$800,000.00 with the anticipation of not using all of the funds but to allow for any uncertainties that may arise during construction. A motion was made by Kelley and second by Bashore to set the maximum bond amount at \$800,000.00. Roll call vote: Kelley yes, Bashore yes, Baker yes, Kral yes. Motion carried.

**Discuss/Action – Authorization to exceed vacation accrual cap:** Chief Siebken stated he and Officer Hull are at or very near to the accrual cap for vacation hours. Due to the circumstance of having only 2 full time officers at this time he is asking for temporary authorization to exceed this cap until the department is back up to full staff. Two new officers are hired and will start next week but it will take time to get them up and going on their own. One of the new officers will also need to attend the academy for 16 weeks limiting the police staff to 3 full time officers at this time. Discussion was had about allowing Chief Siebken and Officer Hull to double their maximum vacation accrual or to set a new maximum allowance for them with the stipulation that the vacation time must begin to be used within a certain amount of time. A motion was made by Bashore and second by Kral to allow Officer Hull and Chief Siebken to exceed their vacation accrual for the next 6 months; if the staffing situation has not yet improved the item will be re-evaluated for further discussion. Roll call vote: Bashore yes, Kral yes, Baker yes, Kelley yes. Motion carried.

**Discuss/Action – Heath Yeackley demolition of City Hall/Hill's:** Kral mentioned at the last meeting he volunteered talking to Heath Yeackley to see if he was still interested in purchasing the two buildings and selling us the lot on First & Walnut in light of the changed nature of the two buildings or the one we have officially inspected. Heath is still interested in buying the buildings. Kral presented a sample addendum to the real estate purchase agreement. The amendment was prepared after numerous conversations between Heath Yeackley and Dan Kral and prepared by the City Attorney. A motion was made by Kral and second by Bashore to adopt the amendment and authorize the Mayor to sign the same and move forward with our agreement with Heath and the buildings. Discussion – Reading it for the first time Baker questioned the language and changes made to the original agreement. Attorney Carlson noted one of the changes was the amount of time to demolish the buildings, if there were extenuating circumstances would we hold his feet to the fire with this time frame. Heath noted a year

was enough time but he would need to work on it in the winter months. He had concerns regarding the timing of taking possession of the buildings, if possession happened in the winter and he couldn't complete the demolition then he would have to come back the next fall/winter and try to finish it up plus be under the year deadline. Having an entire winter season to tear the buildings down would be ideal. J. Hoggins noted item B. of the addendum noting the removal or remediation of fungus as a concern. In contacting Steve Hudson with Terracon he stated no need to remediate the fungus if the buildings were to be demolished. Baker asked if Heath wanted the Council to waive the 1 year and not set a time frame at all. Kral noted the one year is still set but with the 3 exceptions. Attorney Carlson, "We will not demand the extra \$50,000.00 penalty, if it falls in one of the three categories, if that's why it doesn't get done in 1 year." Baker questioned item C. and the legal definition. Attorney Carlson, If some agency comes in and demands something that isn't foreseen right now or if there is some outside influence that requires more than what we are aware of at this time. Or, an unforeseen accident or medical emergency. Baker questioned, how do you enforce item C? Attorney Carlson, it's probably a case by case basis. It really comes down to, can you enforce it in court, what would a judge say. Baker - this is our addendum, we are signing it and personally it's a big selling point to him that the buildings would be demolished in a year. Bashore mentioned adding 6 months to the agreement if one of the 3 circumstances were to come into play. Baker - as we go to the public and ask for funding he stated it was a big deal for him to make sure we didn't have empty buildings on Main Street. Heath didn't think it would be a big deal anyway. Roll call vote: Kral yes, Bashore yes, Baker yes, Kelley yes. Motion carried. Kelley questioned section II regarding the additional expense to demolish City Hall as it relates to the removal of the fungus in the building. Heath mentioned he didn't do any homework because he didn't know about the fungus or the method of remediation with demolition. He noted it sounds o.k. now that he knows more about it. Clerk Hoggins read the email from Steve Hudson; yes, it is O.K. to demolish the building with mold in it. The email in its entirety is attached to these minutes. Dan also suggested reviewing the original document and rethinking some of the items.

**ADJOURNMENT:** A motion was made by Kelley and seconded by Kral to adjourn the meeting. Roll call vote: Kelley yes, Kral yes, Baker yes, Bashore yes. Motion carried and meeting adjourned at 8:07 pm.

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Jeanne Hoggins, City Clerk

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Nick Glanzer, Mayor

### CERTIFICATION

I, the undersigned, City Clerk of the City of Milford, Nebraska, hereby certify that the foregoing is a true and correct copy of proceedings had and done by the Mayor and Council on November 7, 2017 that all of the subjects included in the foregoing proceedings were contained in the agenda for the meeting, kept continually current and readily available for public inspection at the office of the City Clerk; that such subjects were contained in said agenda for at least twenty-four hours prior to said meeting; that at least one copy of all reproducible material discussed at the meeting was available at the meeting for examination and copying by members of the public; that the said minutes from which the foregoing proceedings have been extracted were in written form and available for public inspection within ten working days and prior to the next convened meeting of said body; that all news media requesting notification concerning meetings of said body were provided advance notification of the time and place of said meeting and the subjects to be discussed at said meeting.

(SEAL)

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Jeanne Hoggins, City Clerk